

**TOWN OF GILBERT  
PLANNING COMMISSION REGULAR MEETING  
GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE, GILBERT ARIZONA  
SEPTEMBER 2, 2015**

**COMMISSION PRESENT:** Chairman Joshua Oehler  
Vice Chairman Kristofer Sippel  
Commissioner Brent Mutti  
Commissioner David Blaser  
Commissioner Carl Bloomfield  
Commissioner David Cavenee  
Commissioner Jennifer Wittmann  
Alternate Brett Young

**COMMISSION ABSENT:** None

**STAFF PRESENT:** Planning Services Manager Linda Edwards  
Principal Planner Catherine Lorbeer  
Senior Planner Bob Caravona

**ALSO PRESENT:** Town Council Member Brigitte Peterson  
Town Attorney Jack Vincent  
Recorder Margo Fry

<b>PLANNER</b>	<b>CASE</b>	<b>PAGE</b>	<b>VOTE</b>
<b>AMY TEMES</b>	<b>Z15-12</b>	<b>2</b>	<b>APPROVED</b>
<b>NICHOLE MCCARTY</b>	<b>UP15-04A</b>	<b>3</b>	<b>WITHDRAWN</b>

**CALL TO ORDER:**

Chairman Joshua Oehler called the meeting to order at 6:00 p.m.

**ROLL CALL**

Ms. Fry called roll and a quorum was determined to be present.

**APPROVAL OF AGENDA**

Chairman Oehler asked if there was a motion to approve the Agenda.

**A motion was made by Vice Chairman Kristofer Sippel and seconded by Commissioner Jennifer Wittmann to approve the Agenda.**

**Motion carried 7– 0**

**COMMUNICATIONS FROM CITIZENS**

At this time members of the public can comment on items not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon or asking that the matter be put on a future agenda.

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Chairman Oehler asked if there was anyone present who wished to comment.

No one came forward.

## **PUBLIC HEARING (CONSENT)**

Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from the Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public Hearing and approved under a single motion.

**Z15-12 - ENCLAVE AT SANTAN/ GRAYSTONE: REQUEST TO AMEND ORDINANCE NO. 2476 AND REZONE APPROXIMATELY 20.61 ACRES OF REAL PROPERTY WITHIN THE ENCLAVE AT SANTAN/ GRAYSTONE PLANNED AREA DEVELOPMENT (PAD), GENERALLY LOCATED EAST OF THE NORTHEAST CORNER OF GREENFIELD ROAD AND PECOS ROAD FROM APPROXIMATELY 20.61 ACRES OF SINGLE FAMILY - 15 (SF-15) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY TO APPROXIMATELY 7.49 ACRES OF SINGLE FAMILY-15 (SF-15) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY AND APPROXIMATELY 13.12 ACRES OF SINGLE FAMILY-10 (SF-10) ZONING DISTRICT WITH PLANNED AREA DEVELOPMENT OVERLAY.**

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z15-12 rezoning approximately 20.61 acres of real property within Enclave at SanTan Village/ Graystone Planned Area Development (PAD) and generally located east of the northeast corner of Greenfield and Pecos Roads from approximately 20.61 acres of Single Family - 15 (SF-15) zoning district with a PAD overlay to approximately 7.49 acres of Single Family-15 (SF-15) zoning district with a PAD overlay and approximately 13.12 acres of Single Family-10 (SF-10) Zoning District with PAD overlay.

1. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:
  1. The Developer will complete a trail system located in a minimum 25-30-foot tract on the eastern boundary of this site on the Final Plat. The V-ditch shall be tiled in this area. The dedication statement for this tract will include "roadway" as a use. In addition, an 8-foot minimum width trail is required along the RWCD site or the County ROW to connect the trail to Pecos Road.
  2. The proposed abandonment of the existing public utility easement located along the western 8 feet of the Project, including the continuation of the proposed abandonment along the northern 8 feet of the Project, must be approved and accepted by Council in accordance with the Land Development Code requirements prior to construction of property walls anywhere within the proposed abandonment area.
  3. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
  4. Developer shall create a Homeowner's Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way.
  5. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if

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required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.

6. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
7. The Project shall be developed in conformance with Gilbert's zoning requirements for the Single Family-15 (SF-15) and Single Family-10 (SF-10) zoning district and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

SF- 15 MODIFIED DEVELOPMENT STANDARDS	
Minimum Lot Size	16,500 square feet
Maximum Lot Coverage	
One Story	40%
Two Story	35%
Front Building Setback	25' TO FACE OF GARAGE 15' TO LIVING AREA/COVERED PORCH/SIDE ENTRY GARAGE
Minimum Lot Width	50'

SF-10 MODIFIED DEVELOPMENT STANDARDS	
FRONT SETBACK SF-10	15' TO LIVING AREA/COVERED PORCH/SIDE ENTRY GARAGE
MINIMUM LOT WIDTH SEC LOT ONLY	70'

NOTE \* THE 3' FRONT STAGGER WILL NOT BE REQUIRED  
WITHIN THE SF-10 ZONING DISTRICT.

NOTED\*\* MINIMUM LOT DIMENSIONS DO NOT INCLUDE THE  
FLAG LOT NECK.

**UP15-04-A - Fox Cigar Bar - Request to amend an existing Conditional Use Permit (to allow a Standalone Smoking Lounge) for a portion of an existing multi-tenant building existing on approximately 2.67 acres of real property located at 1464 E. Williams Field Road, Suite 104, to allow a Stand Alone Smoking Lounge in the Shopping (SC) zoning district with a Planned Area Development (PAD) overlay.**

Applicant has withdrawn application.

**A motion was made by Vice Chairman Kristofer Sippel and seconded by Commissioner David Blaser to approve the Consent Agenda.**

**Motion carried 7 – 0**

#### **PUBLIC HEARING (NON-CONSENT)**

Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.

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None

## **ADMINISTRATIVE ITEMS**

### **Appointment of Chairman and Vice Chairman**

**A motion was made by Commissioner Carl Bloomfield to appoint Vice Chairman Kristofer Sippel as Chairman of the Planning Commission.**

No second was offered.

**A motion was made by Vice Chairman Kristofer Sippel and seconded by Commissioner Jennifer Wittmann to reappoint Chairman Joshua Oehler as Chairman of the Planning Commission.**

**Motion carried 7 – 0**

**A motion was made by Commissioner David Cavenee and seconded by Commissioner Jennifer Wittmann to reappoint Vice Chairman Kristofer Sippel as Vice Chairman of the Planning Commission.**

**Motion carried 7 – 0**

### **Appointment of Zoning Hearing Officer and Alternate Zoning Hearing Officer**

**A motion was made by Vice Chairman Kristofer Sippel and seconded by Commissioner David Blaser to reappoint Commissioner David Cavenee as Zoning Hearing Officer and Commissioner Jennifer Wittmann as Alternate Zoning Hearing Officer.**

**Motion carried 7 – 0**

**Minutes - Consider approval of the minutes of the Study Session and Regular Meeting of August 5, 2015.**

**A motion was made by Commissioner Brent Mutti and seconded by Commissioner Carl Bloomfield to approve the minutes of the Study Session and Regular Meeting of August 5, 2015.**

**Motion carried 7 – 0**

## **COMMUNICATIONS**

### **Report from the Chairman and Members of the Commission on current events.**

No report was given.

### **Report from Council Liaison**

Town Council Liaison Brigitte Peterson showed a brief video on the importance of the upcoming midterm census. The census will kick off in Gilbert on October 1, 2015 and Council Member Peterson encouraged everyone to be responsive to the census takers. Council Member Peterson announced that there will be a delegation going to China on September 19<sup>th</sup>, for a presentation and they are looking forward to meeting the delegation that visited Gilbert in March.

**Report from the Planning & Development Services Manager on current events.**

Planning Manager Linda Edwards thanked the Planning Commissioners for their service to the community. She noted that almost daily they are working with developers who are interested in developing in Gilbert and are working with a couple of developers who are truly interested in building mixed-use projects. They are also continuing to receive requests from homebuilders reaching out into the areas that are not annexed which would bring infrastructure throughout the community which would improve circulation in those areas.

**ADJOURNMENT**

Chairman Oehler adjourned the meeting at 6:10 p.m.

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Chairman Joshua Oehler

ATTEST:

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Recorder Margo Fry